



Capital Planning Workshop

*County Administration
Commissioner's Court Regular Session
January 8, 2024*

Overview of Workshop

- **Where We Are**

- Planning Processes
- Financial Summary
- Proposed Public Engagement

- **Existing Capital Project List**

- All Major Capital Plan 2023 Projects
- New Public Works Identified Projects

- **Commissioners Court Decision Making**

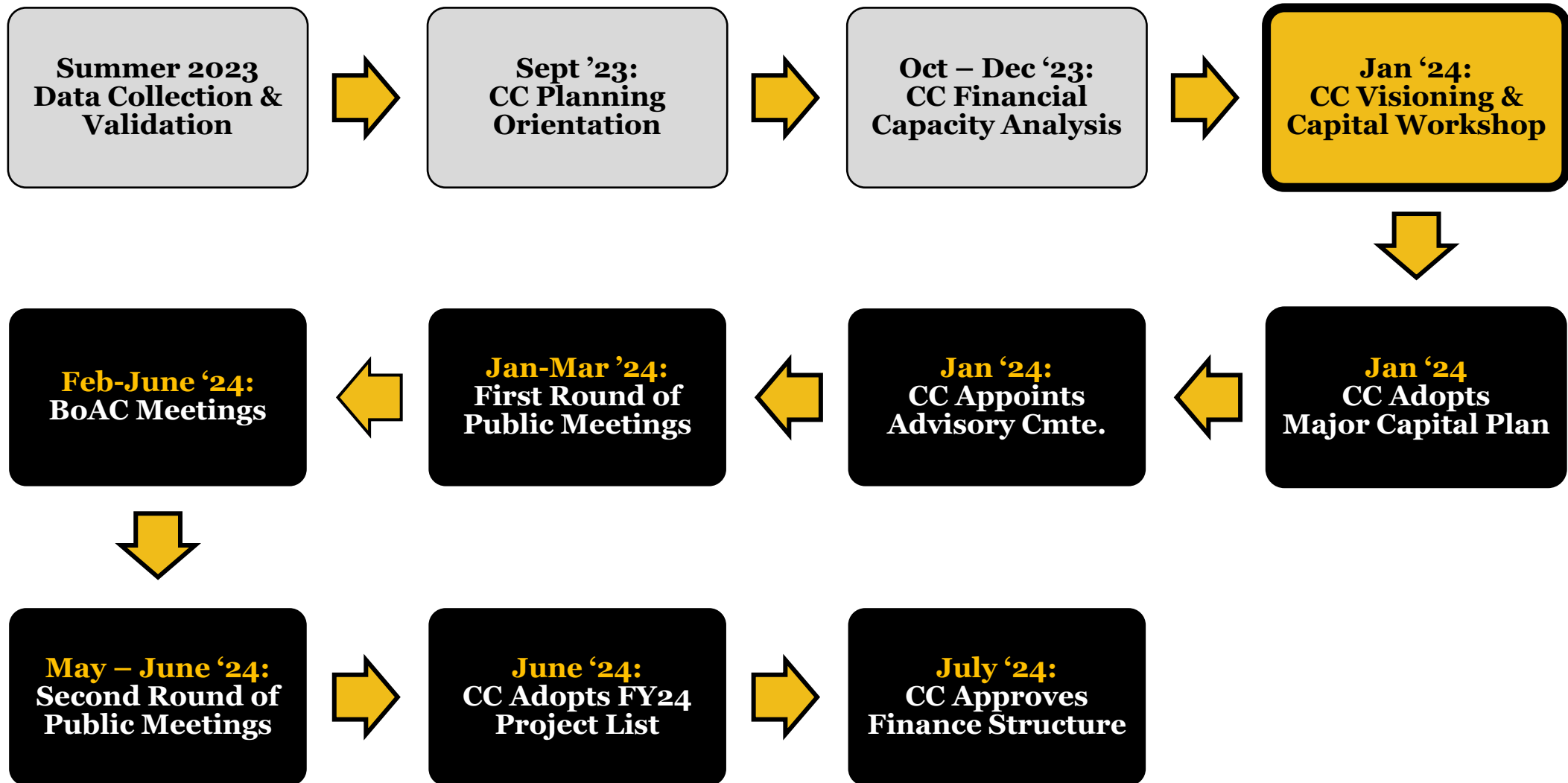
- Public Engagement Strategy
- Project Listing & Financial Structure(s)



Where are We?



Proposed Planning Timeline



Summary of Recommendations and Action Items

5¢ Essential Purpose Project Fund

- May utilize **Certificates of Obligation** and **Tax Notes** over the coming 5 years **for essential purpose projects**
 - Reduces total cost of debt service
 - Funds storm water needs according to County policy
 - Retains more long-term future project capacity after 10 years

Recommended Action and Direction to Finance Team:

- ***Prepare for \$75 million Certificate of Obligation in March of 2025 to fund essential purpose project priorities from the capital improvement plan***

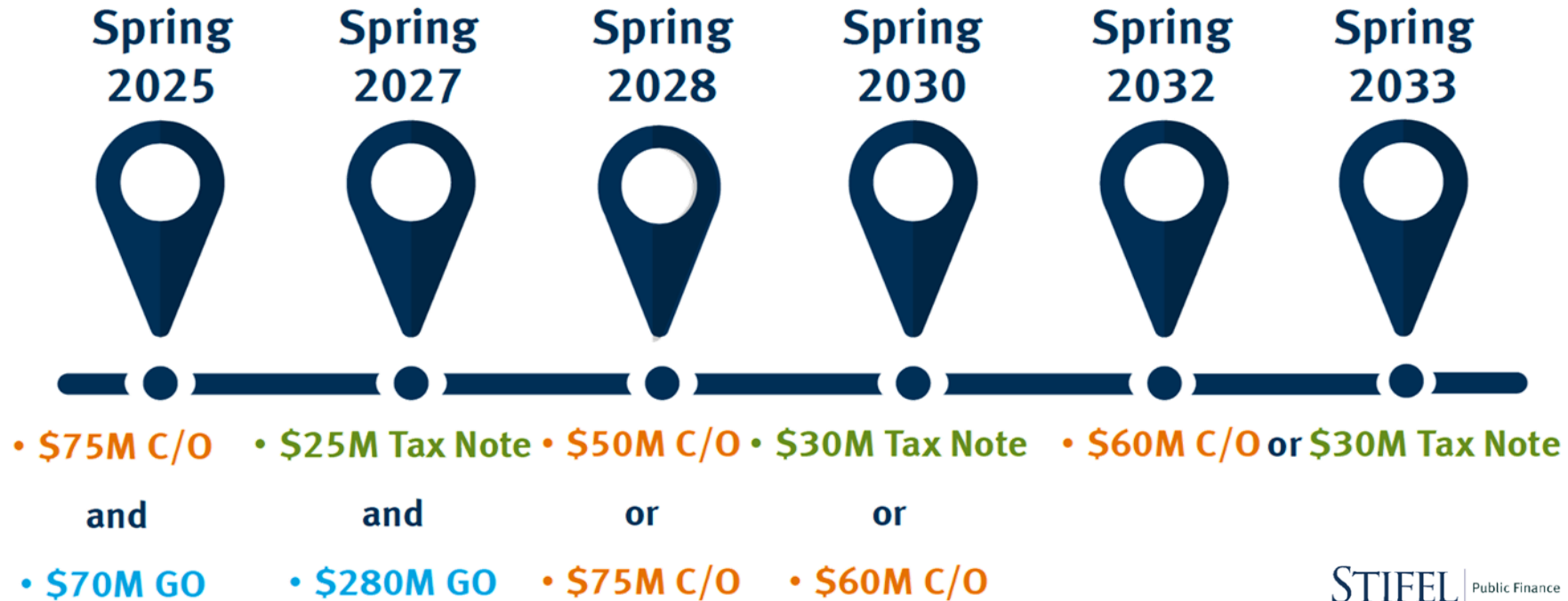
General Obligation (“GO”) Bond Election

- Use a **GO Bond Election** for **quality of life projects** and **projects above the 5¢ capacity** to allow voters the opportunity to approve those projects
 - Provides voter consent for projects and capacity above the County's 5¢ capacity
 - Lowest cost of capital available and good structuring flexibility for future projects

Court Direction to Finance Team:

- ***Prepare for a \$350 million GO Bond Election in November of 2024 to fund additional project priorities from the capital improvement plan***

Financing Timelines – Comprehensive Schedule for All Scenarios



Five-Year Capacity Analysis

Essential Purpose Project Fund: **\$150M CO** or **Tax Note** Combo

Quality of Life Project Fund: **\$350M GO**

Proposed FY24 Public Outreach Process

Community Meetings

First Round of Meetings (8+)*

- County Financial Overview
- Fiscal & Project List Overview
- Projects by Major Category
- Provide Feedback to BoAC

Second Round of Meetings (8+)*

- Review BoAC Recommendations
- Provide Feedback to Court

Organizational Meetings (5+)*

- Civic Organizations
- Chambers of Commerce

**Based on FY23 Meeting Schedule – Next Slide*

Bond Advisory Committee (BoAC)

Review Detailed Information

- County Financial Overview
- Fiscal & Project List Overview
- Projects by Major Category
- Considers Public Feedback

Develop Recommendation

- Funding Structure & Size
- Working Project List
- Shared with Public for Feedback
- Final Presented to Comm. Court

Public Meetings & Outreach

Note: Old Slide Previously Presented January 2023

Public Meetings Phase I (December 2022)

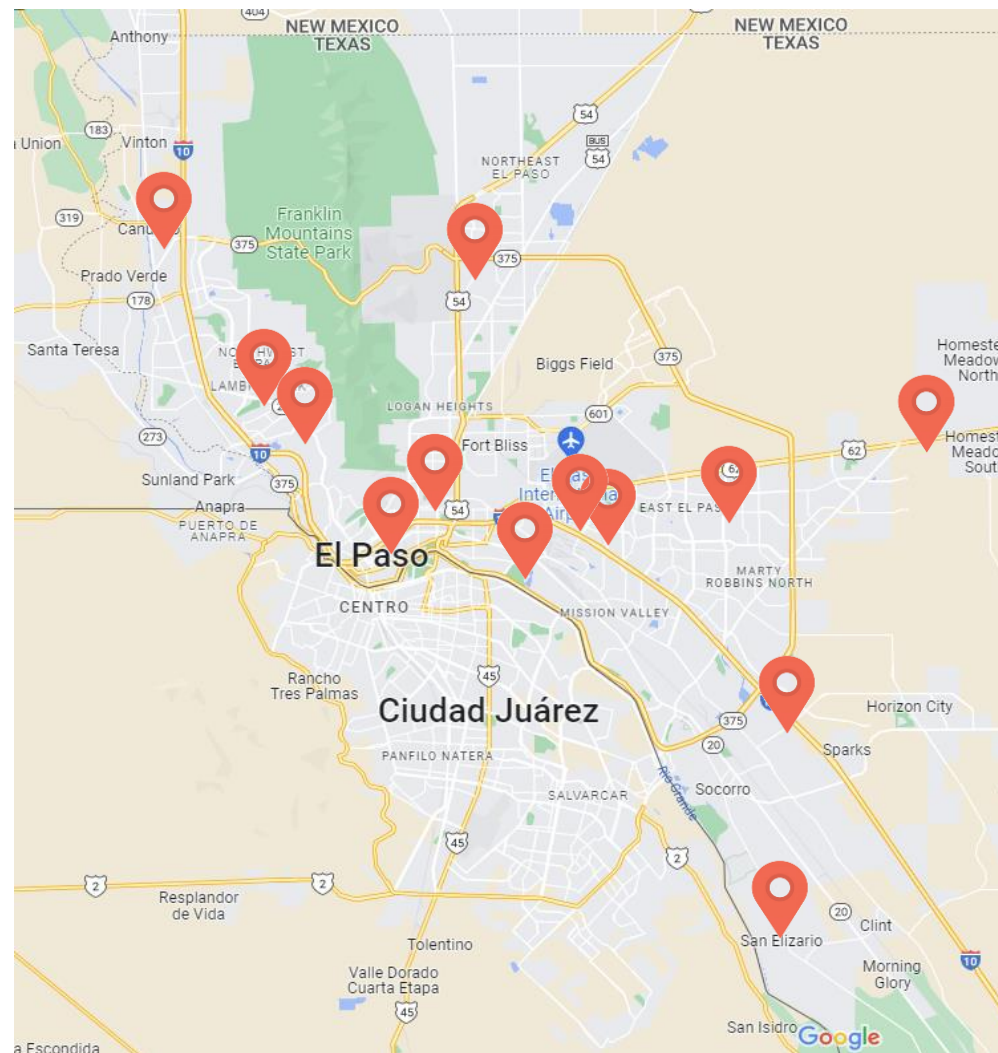
- El Paso Water Utilities
- Ascarate Golf Course Clubhouse*
- El Paso County Courthouse*
- El Paso Community College – Northwest Campus
- El Paso Community College – Transmountain Campus*
- El Paso Community College – Mission Campus
- Montana Vista Fire Rescue
- San Elizario Fire Rescue

Public Meeting Phase II (January 2023)

- El Paso Water Utilities
- Ascarate Golf Course Clubhouse*
- San Elizario Fire Rescue
- El Paso Community College – Northwest Campus
- El Paso Community College – Administrative Center*
- El Paso County Courthouse
- El Paso County Eastside Annex
- The Pavilion at Ascarate Park* (Spanish Meeting)

Civic Organization Meetings (January 2023)

- Rotary Club of West El Paso
- Sunrise Rotary Club of El Paso
- El Paso Chamber – Infrastructure & Mobility Committees
- El Paso Chamber – Board of Directors
- El Paso Hispanic Chamber – Board of Directors





Existing Major Capital Project List



Existing Master Planning Documents

- **Stormwater Master Plan (Adopted March 2021)**
 - Identified 69 Total Projects (Priority: 13 High, 14 Moderate, 42 Less)
 - Est. Cost of \$258,880,000
- **Parks Master Plan (Adopted October 2021)**
 - Investment Program Identified 24 Possible Initiatives
 - Est. Cost of \$36.93M (Did Not Include Numerous Project Estimates)
- **El Paso Events & Venue Feasibility Study (Adopted February 2022)**
 - \$15.08M Coliseum Improvements (Major Renovation)
 - \$29.09M Other Campus Improvements (i.e. Second Ice Sheet)
 - \$9.9M General Site Improvements (i.e. Landscaping, Lighting)
- **FY23 Major Capital Plan (Adopted December 2022)**
 - Identified 68 Major Capital Projects Totaling \$583M
 - Partially Financed via Tax Notes 2023 (A&B), CO 2023 (A&B)
 - Starting Point for FY25-29 Multiyear Planning Document (In Development)

Potential Project Counts by Potential Issuance Type*

Organized by Requested County Department

Department	CO Projects	CO Est. Costs	GO Projects	GO Est. Costs	HOT Projects	HOT Est. Costs	Total Projects	Total Costs
Animal Welfare	0	\$0	1	\$19,200,000	0	\$0	1	\$19,200,000
Community Services	0	\$0	2	\$10,980,648	0	\$0	2	\$10,980,648
Council of Judges	8	\$1,500,000	0	\$0	0	\$0	8	\$1,500,000
County Administration	1	\$24,000,000	1	\$32,800,000	0	\$0	2	\$56,800,000
District Attorney	1	\$8,652,901	0	\$0	0	\$0	1	\$8,652,901
Economic Development	0	\$0	2	\$59,124,000	4	\$14,956,500	2	\$74,080,500
Facilities Management	4	\$18,971,043	0	\$0	0	\$0	4	\$18,971,043
Infrastructure Services	20	\$42,841,920	3	\$26,400,000	0	\$0	23	\$69,241,920
ITD	5	\$12,811,932	0	\$0	0	\$0	5	\$12,811,932
JPD	0	\$0	1	\$46,000,000	0	\$0	1	\$46,000,000
Parks & Recreation	5	\$22,393,589	18	\$154,410,335	0	\$0	23	\$176,803,924
Planning & Development	2	\$96,500,000	5	\$24,573,420	0	\$0	7	\$121,073,420
PW Admin & Eng.	11	\$51,057,226	4	\$153,396,000	1	\$109,800	15	\$204,563,026
Sheriff's Office	1	\$3,000,000	0	\$0	0	\$0	1	\$3,000,000
Total	58	\$281,728,610	37	\$526,884,403	5	\$15,066,300	100	\$823,679,314

*Certain projects are pending estimates and all estimations are subject to change.

Potential Project Counts by Potential Issuance Type*

Organized by Preliminary Major Project Category

Major Category	CO Projects	CO Est. Costs	GO Projects	GO Est. Costs	HOT Projects	HOT Est. Costs	Total Projects	Total Costs
Historic Facilities	0	\$0	1	\$5,124,000	3	\$6,466,300	4	\$11,590,300
Modernizing Existing Facilities	24	\$80,078,070	3	\$69,600,000	1	\$5,000,000	28	\$154,678,070
New County Facilities	4	\$16,680,000	10	\$273,176,648	0	\$0	14	\$289,856,648
Regional & Local Parks	5	\$22,393,589	18	\$154,410,335	0	\$0	23	\$176,803,924
Regional Transportation	0	\$0	5	\$24,573,420	0	\$0	5	\$24,573,420
Technology & Security Enhancements	6	\$39,507,031	0	\$0	0	\$0	6	\$39,507,031
Stormwater	17	\$26,569,920	0	\$0	1	\$3,600,000	18	\$30,169,920
First-Time Water & Wastewater	2	\$96,500,000	0	\$0	0	\$0	2	\$96,500,000
Total	58	\$281,728,610	37	\$526,884,403	5	\$15,066,300	100	\$823,679,314

*Certain projects are pending estimates and all estimations are subject to change.

Overview of Potential Projects by Major Category

■ **Historic Facilities**

- Properties in San Elizario Historic District
- May be Shifted to GO/CO if HOT Funding Not Available

■ **Modernizing Existing Facilities**

- Downtown Space Improvements, Allocations, Equipment Replacement
- Annex Renovations (Eastside, Manny Martinez & Ysleta)
- Coliseum Revitalization Investment

■ **New County Facilities**

- Community Centers (Corbin Sambrano, Rec Centers, Nutrition Kitchen)
- New Annexes (Montana Vista & Mission Ridge)
- Downtown Administrative Buildings (Courts, Administration, Purchasing, Elections)
- JPD Expansion
- Animal Services

Overview of Potential Projects by Major Category

■ **Regional & Local Parks**

- Ascarate Regional Park Improvements
- Sportspark Expansion Property Acquisition
- New Regional Construction (Carrolton Estates & Mission Ridge Town Center)
- Neighborhood Park Improvements & Walking Trails

■ **Regional Transportation**

- Fabens Airport Property Acquisition
- Right-of-Way Acquisition (Tom Mays, Tierra Este, Bob Hope)
- Rojas Drive Extension Construction (Peyton Hills to Horizon Boulevard)

■ **Technology & Security Enhancements**

- County Facility Security
- New Software Demands (Elections, ITD, Judiciary)

Overview of Potential Projects by Major Category

■ **Stormwater**

- Six Design Phase Projects
- Eleven Construction Phase Projects
- Includes San Elizario Plaza Flood Mitigation Project (Design & Construction)

■ **First-Time Water & Wastewater**

- Colonia Projects Across El Paso County
- Partner with Water Districts in Project Areas

Other Considerations

- **US Bureau of Reclamation Construction Cost Trends (CCT) - 2020 to 2023**
 - Earthen Dams: 28.5 Percent Increase
 - Primary Roads: 31.1 Percent Increase
 - Machinery & Equipment: 26.8 Percent Increase
 - Land Index: 25.5 Percent Increase
 - Overall Composite Trend: 26.8 Percent Increase (*Note: 2016-19 Costs Increased 12.5 Percent*)
- **Energy Savings Performance Contracting**
 - Schneider Energy Audit Pending Finalization Spring 2024
 - Identified \$61.19M of Improvements (Not All Major Capital)
 - (MC24W-001) Courthouse HVAC Replacement (\$12.95M)
 - (CO23-001) HR & Budget HVAC Replacement (\$2.1M)
 - Coliseum Roof Top Unit HVAC Replacement (\$1.14M)
 - Jail Annex HVAC & Roof Top Unit Replacements (\$10M)
- **Overlapping Projects**
 - DT Space Allocation Requests v. Construction of New DT Facility
 - Proposed Public Private Partnership Pending Financial Details



Direction & Guidance



Areas Pending Guidance & Reference

- **Issuance Structure & Maximum Amounts**
- **Public Outreach**
- **Project List Revisions or Additions**